018.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	641,900 / 641,900
					USE VALUE:	641,900 / 641,900
					ASSESSED:	641,900 / 641,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NILAND KELLY A
Owner 2:	
Owner 3:	
Street 1:	185 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	216,400		425,500	641,900
Total Card	0.131	216,400		425,500	641,900
Total Parcel	0.131	216,400		425,500	641,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 594.35 | /Parcel: 594.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	12462
GIS Ref	
GIS Ref	
Insp Date	04/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,400	0	5,700.	425,500	641,900	641,900	Year End Roll	12/18/2019
2019	101	FV	196,600	0	5,700.	452,100	648,700	648,700	Year End Roll	1/3/2019
2018	101	FV	196,600	0	5,700.	329,800	526,400	526,400	Year End Roll	12/20/2017
2017	101	FV	196,600	0	5,700.	287,200	483,800	483,800	Year End Roll	1/3/2017
2016	101	FV	196,600	0	5,700.	244,700	441,300	441,300	Year End	1/4/2016
2015	101	FV	184,900	0	5,700.	239,400	424,300	424,300	Year End Roll	12/11/2014
2014	101	FV	184,900	0	5,700.	196,800	381,700	381,700	Year End Roll	12/16/2013
2013	101	FV	184,900	0	5,700.	187,200	372,100	372,100		12/13/2012

!1494!

PRINT

Date	Time
12/10/20	17:04:45

LAST REV

Date	Time
05/09/18	08:46:54
ekelly	
1494	

USER DEFINED

Prior Id # 1:	12462
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGIBBONS SOP	1199-13		12/31/1998		223,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2011	779	Wood Dec	7,100					10X13 DECK OFF EXI

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2018	MEAS&NOTICE	BS	Barbara S
4/17/2012	Info Fm Prmt	BR	B Rossignol
5/12/2009	Measured	372	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
9/29/1999	Measured	243	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	80.	0.93	1			Med. Tr	-10					425,519						425,500	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,519 | Spl Credit | Total: 425,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	141.175
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	265805
Depreciation:	49440
Depreciated Total:	216365

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

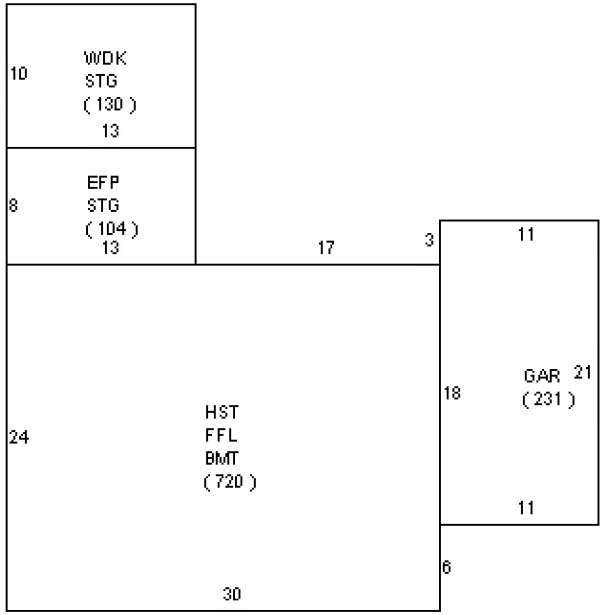
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.17
Special Features:	0	Val/Su Net:	86.59
Final Total:	216400	Val/Su SzAd	200.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	42.350	30,494
FFL	First Floor	720	141.170	101,646
HST	Half Story	360	141.170	50,823
STG	Storage	234	6.830	1,597
GAR	Garage	231	25.720	5,941
WDK	Deck	130	13.640	1,773
EFP	Enclos Porch	104	53.190	5,531
	Net Sketched Area:	2,499	Total:	197,805
Size Ad	1080	Gross Are	2859	FinArea 1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

018.0-0002-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	